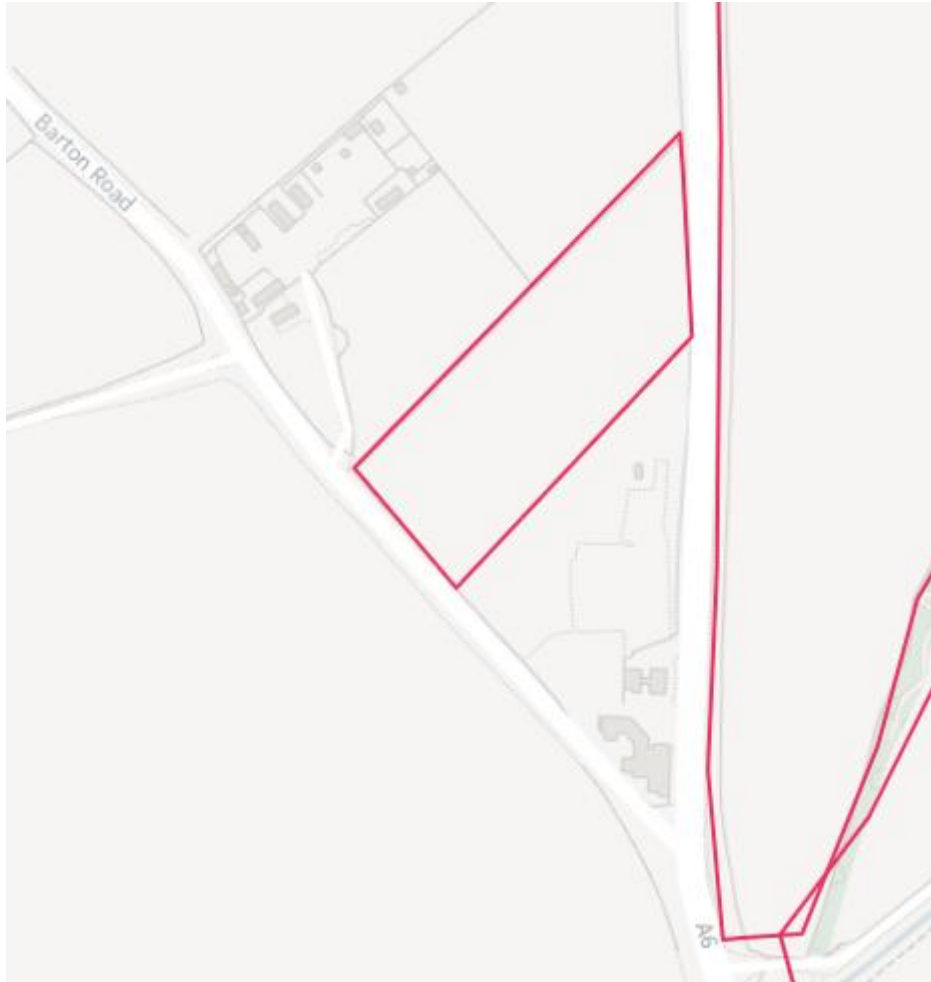


Summary of Comments to Site 136899

The site:

- **Severe traffic burden on Barton Road and increased danger at the Bedford Road (A6) junction.** The development would generate an estimated 40–60 peak-hour vehicle movements, all feeding onto Barton Road. The **Barton Road/Bedford Road (A6)** junction is a **known collision-cluster location**; extra traffic would worsen an already hazardous situation.
- **No school capacity to absorb additional pupils.** Ramsey Manor Middle School in Barton-le-Clay is already under pressure.
- **Strain on village services and utilities.** Barton-le-Clay is a Minor Service Centre with limited healthcare, retail, and community facilities. No infrastructure delivery plan has been provided.
- **Green Belt and landscape harm.** The site lies within the South Bedfordshire Green Belt, and development here would constitute inappropriate development contrary to Policy SP4 and the NPPF.
- **Heritage and settlement character.** The site lies outside the settlement boundary and would represent a speculative encroachment into open countryside, undermining the established rural character of Pulloxhill and Barton-le-Clay.
- **Absence of essential evidence.** No cumulative assessment Transport Assessment, school capacity assessment, Green Belt review, LVIA, Flood Risk Assessment, Heritage Impact Assessment, or cumulative impact assessment has been submitted.
- **Proximity to Old Acres Gypsy/Traveller site and risk of community friction.** NPPF and Planning Policy for Traveller Sites (PPTS) require councils to avoid developments that exacerbate tensions or compromise the safety and wellbeing of existing Traveller families.



Greenwoods

Land behind A6 Garage/Car Wash

Ward

Westoning, Flitton & Greenfield ward

Parish

Pulloxhill

Total Site Size (hectares)

1.11

Proposed Use

Residential, Employment